

**MINUTES OF MEETING  
BOYNTON VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Boynton Village Community Development District's Board of Supervisors was held on **Tuesday, June 9, 2015 at 10:30 a.m.**, at **2300 Glades Road, Suite 202E, Boca Raton, Florida 33431.**

**Present and constituting a quorum were:**

Adam Freedman	Chair
Jim Giolda	Vice Chair
Gary Einfalt	Assistant Secretary
Mike Oliveri	Assistant Secretary
Michael Smith	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Rick Woodville	Wrathell, Hunt and Associates, LLC
Jeff Schnars	District Engineer
Dennis Lyles	District Counsel
John Markey	Developer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:35 a.m.

- **Administration of Oath of Office to Newly Elected Supervisor, Michael Smith [Seat 2] (*the following to be provided in a separate package*)**

**\*\*\*This item, previously the Third Order of Business, was presented out of order.\*\*\***

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Smith.

Mr. Wrathell provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - i. Form 1: Statement of Financial Interests**
  - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**

iii. **Form 1F: Final Statement of Financial Interests**

**D. Form 8B - Memorandum of Voting Conflict**

Mr. Wrathell indicated that Mr. Smith was familiar with all documents and completed Form 1 when he qualified for the Landowners Election.

▪ **Roll Call**

*\*\*\*This item, previously part of the First Order of Business, was presented out of order.\*\*\**

Mr. Wrathell noted, for the record, that all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisor, Michael Smith [Seat 2 (the following to be provided in a separate package)]**

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**B. Membership, Obligations and Responsibilities**

**C. Financial Disclosure Forms**

i. **Form 1: Statement of Financial Interests**

ii. **Form 1X: Amendment to Form 1, Statement of Financial Interests**

iii. **Form 1F: Final Statement of Financial Interests**

**D. Form 8B – Memorandum of Voting Conflict**

This item was addressed during the First Order of Business.

**FOURTH ORDER OF BUSINESS**

**Presentation of Audited Basic Financial Statements for Fiscal Year Ended September 30, 2014, Prepared by Keefe, McCullough & Co., LLP**

Mr. Wrathell presented the Audited Basic Financial Statements for the fiscal year ended September 30, 2014.

Mr. Wrathell called attention to the “Financial Highlights”, on Page 3, and pointed out that, as of September 30, 2014, the District’s liabilities exceeded its assets by \$2,619,056, which was the result of an escalation of the principal on the debt service for the bonds. He explained that the District’s physical assets are depreciated over 30 years but, if infrastructure is maintained properly, it has a longer, useful life. Mr. Wrathell reported that the District’s total revenues were \$1,237,648; the majority from non-ad valorem assessments and a portion from miscellaneous and interest income. The District’s expenses for Fiscal Year 2014 were \$1,106,323.

Mr. Wrathell reviewed the “Balance Sheet - Governmental Funds”, on Page 9. He noted \$75,893 in the “General” fund, \$1,767,845 in the “Debt Service” fund and \$191 in the “Capital Projects” fund. Mr. Wrathell pointed out that the “Capital Projects” fund was not closed because a portion of the Capital Improvement Plan (CIP) was not completed.

Mr. Wrathell referred to Page 10, the “Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position (Deficit)”, and noted that the (\$2,619,056) net position was based on a total fund balance of \$1,839,552, capital asset costs of \$11,162,504, minus (\$1,007,945) in less accumulated depreciation, accrued interest payable of (\$353,167) and bonds payable of (\$14,260,000).

Mr. Wrathell presented the “Statement of Revenues, Expenditures and Change in Fund Balances - Governmental Funds”, on Page 11, and noted a net change in the fund balance for the “General Fund” of \$3,833 and \$2,831 for the “Debt Service Fund”. On the “Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund”, on Page 13, Mr. Wrathell explained that the “Net change in the fund balance” was based on higher than projected income and slightly under budgeted expenses.

Mr. Wrathell referred to Note 5, on Pages 20 and 21, which provided an overview of the Series 2001 A-1 and A-2 bonds and the debt service schedule for both bonds.

Mr. Wrathell advised that the “Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters”, on Page 24, did not identify any deficiencies in internal control considered to be material weaknesses and no instances of noncompliance or other matters required to be reported under government auditing standards. He indicated that no current or prior year findings or recommendations were identified in the “Management Letter”, on Pages 26 and 27, and noted that the District was not in a state of

financial emergency, according to Section 218.503(1), Florida Statutes. The Annual Financial Statement was consistent with the audit, which was filed with the state.

Mr. Wrathell referred to Page 28 and advised that the District complied with the legal requirements for investment of public funds.

Mr. Wrathell reported that the District received a clean audit.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-4, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2014**

Mr. Wrathell presented Resolution 2015-4 for the Board’s consideration.

**On MOTION by Mr. Oliveri and seconded by Mr. Giolda, with all in favor, Resolution 2015-4, Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2014, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-5, Approving the District’s Proposed Budget for Fiscal Year 2016 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2015-5 for the Board’s consideration and read the title into the record:

**“A RESOLUTION OF THE BOARD OF SUPERVISORS OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT HEREBY APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW, ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE”**

Mr. Wrathell reported that, statutorily, the District is required to present a proposed budget by June 15, each year, and the proposed public hearing date was September 8, 2015 at 10:30 a.m., at this location.

Mr. Wrathell referred to the proposed budget and noted that adjustments could be made between this meeting and the public hearing.

Mr. Wrathell indicated that the “Expenditures”, on Page 1, were identical to Fiscal Year 2015, with the exception of a minor Consumer Price Index (CPI) adjustment for “Management/accounting/recording”. He noted a slight increase in revenues, which could be used to lower assessments, as the District had sufficient fund balance to operate in October and November, before tax collections begin to arrive. Mr. Wrathell pointed out that, as long as assessments did not increase, the District was in good shape.

Mr. Wrathell indicated that the corresponding definitions of the “Expenditures” were on Pages 2 and 3.

Mr. Wrathell provided a brief summary of the “Debt Service Fund Budget - Series 2007 A-1/A-2 Bonds”, on Page 4. He noted that, for the A-1 bonds, there would be an interest payment of \$89,987.50, on November 1, 2015, along with a principal payment of \$75,000 and an interest payment of \$89,987.50, on May 1, 2016. For the A-2 bonds, there is an interest payment of \$325,500 due on November 1, 2015 and a principal payment of \$225,000 and an interest payment of \$325,500 due on May 1, 2016.

Mr. Wrathell referred to the “Amortization Schedule” for the Series A-1 bonds, on Pages 5 and 6, and the Series A-2 bonds, on Pages 7 and 8, showing the upcoming principal and interest payments. Mr. Wrathell pointed out that, if the District was funded, according to the budget, the fund balance would be sufficient to cover the required debt service reserve of \$1,003,263 and the interest expense for November 1, 2015.

Mr. Wrathell explained the purpose of the “Projected fund balance surplus/(deficit) as of September 30, 2015”, which was to lower the debt service assessments. He indicated that the “Projected fund balance surplus/(deficit) as of September 30, 2015” was \$357,861.

Mr. Giolda questioned the possibility of refinancing the bonds, based on the current coupon rates. Mr. Lyles confirmed the possibility for a refunding but there may be a penalty, for which fund balance could be used. Mr. Markey pointed out that the bonds were not callable until 2017. Mr. Lyles clarified that the bonds were callable, with a penalty, and it was advantageous for the Board to determine if there were potential savings. Mr. Wrathell will provide calculations.

**On MOTION by Mr. Freedman and seconded by Mr. Einfalt, with all in favor, Resolution 2015-5, Approving the District's Proposed Budget for Fiscal Year 2016 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 8, 2015 at 10:30 a.m., at this location, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Update: Land Swaps**

Mr. Markey reported that the land swap agreement with the city was finalized and appraisals were necessary to receive the title commitment. He noted that the city did not have a list of approved appraisers and proposals from three appraisers were being obtained.

Mr. Markey indicated that construction of the park was being expedited, as it was advantageous for BR Osprey to complete the park prior to the land swap, in order to simplify permitting, as no construction easements would be necessary. He pointed out that, while the park would still be owned by the city, landscape material would be transplanted from the existing park. Mr. Schnars confirmed that work completed prior to the swap was on city property. Mr. Markey advised that he was meeting with the city, on Friday but the city had no problem with re-pruning and removing trees.

In response to Mr. Giolda's question, Mr. Markey indicated that the single-family homes would be constructed later; the work was being phased so the District does not have to maintain the property until the property is transferred to the District.

**EIGHTH ORDER OF BUSINESS**

**Update: CDD Boundary Expansion**

Mr. Lyles recalled that, at the last meeting, the Board authorized Staff to file the petition to expand the boundaries of the District. The petition was drafted and ready for signature; however, based on the status of the land swap, he questioned whether the boundary expansion was ready to proceed. Mr. Markey confirmed that the boundary expansion was on hold.

Mr. Lyles indicated that, once the developer was ready to proceed with the boundary expansion, he would provide the petition to the Chair, for execution, and submittal to the city.

**NINTH ORDER OF BUSINESS**

**Approval of April 14, 2015 Regular Meeting Minutes**

Mr. Wrathell presented the April 14, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Einfalt and seconded by Mr. Freedman, with all in favor, the April 14, 2015 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Markey inquired about the status of the funding agreement for BR Osprey to fund the District for construction of the lakes and related infrastructure. Mr. Lyles indicated that the funding agreement was still being finalized. Mr. Markey believed that the contractor’s budget and scope of the project were pending.

Mr. Schnars advised that the main issue was estimating the amount for the traffic signal, which cannot be calculated without the design plans. He pointed out that the Signal Warrant Study was supposed to be completed by next week and anticipated that the traffic light would be warranted. The next steps were design and permitting.

Mr. Lyles recommended discussing this matter further at the meeting with the city, on Friday. Mr. Markey agreed.

**B. Engineer**

There being no report, the next item followed.

**C. Manager**

**i. Approval of Unaudited Financial Statements as of April 30, 2015**

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2015. He pointed out the “Balance Sheet”, on Page 1, and noted \$113,353 in cash because assessment collections were at 100%; this amount will decrease, as the fiscal year proceeds. Mr. Wrathell indicated that the “Debt service”, under “Fund Balances”, of \$2,472,971, would be used for the May 1 payment on the Series 2007 A-1 and A-2 bonds.

Mr. Wrathell referred to Page 2 and noted that assessment collections were at 100%. He pointed out that the “Debt Service” fund activity, on Page 3, corresponded to the 100% debt service assessment collections and the interest payment made on November 1, 2014. The financials did not reflect the May 1, 2015 principal and interest payment, which will appear on the next financial statements. On Page 4, Mr. Wrathell reported \$191 in the “Capital projects” fund.

**On MOTION by Mr. Freedman and seconded by Mr. Oliveri, with all in favor, the Unaudited Financial Statements as of April 30, 2015, were approved.**

**ii. 0 Registered Voters in District as of April 15, 2015**

Mr. Wrathell advised that there were zero registered voters residing within the boundaries of the District, as of April 15, 2015.

**iii. UPCOMING MEETINGS:**

- A. June 23, 2015 at 10:30 A.M.**
- B. July 14, 2015 at 10:30 A.M.**
- C. July 28, 2015 at 10:30 A.M.**

The next meetings were scheduled for June 23, July 14 and July 28, 2015 at 10:30 a.m., at this location.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Oliveri asked if there is a map showing the expanded boundaries of the District. Mr. Markey indicated that the boundaries were expanded to include the five acres of the existing park, on the south side, adjacent to Old Boynton Road.

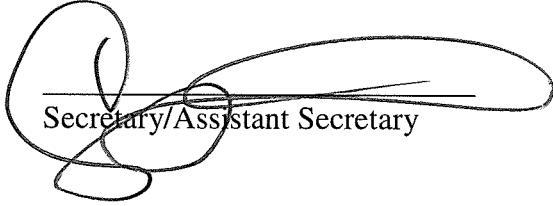
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

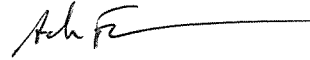
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Einfalt and seconded by Mr. Oliveri, with all in favor, the meeting adjourned at 10:59 a.m.**





Secretary/Assistant Secretary



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Chair/Vice Chair